



Court Ordered Real Estate Auction

June 21st @ 11:00am

Auction held on-site at:

**2420-2422 St. Charles Ave
Dayton, Ohio 45410**

Montgomery County Common Pleas Court

Case # 2016 CV 00652

River Valley Credit Union, Inc., Plaintiff

vs.

Owens Limited Family Partnership, et al., Defendants



Description: 2,280 SF, 2-Story Duplex with (2) 2-BR, 1Bath Units built in 1926. Tax Appraised at \$64,160.

Minimum Bid ONLY \$20,223!

Open Inspection: 30 minutes prior to auction time

Montgomery County PID: R72 15106 0029 **Annual Taxes:** \$1,901.83

Terms: Sells As-is subject to Court-Ordered minimum bid of \$20,223 with no contingencies for financing or inspection. 10% buyer's premium in effect. Buyer pays all closing costs. Equivalent of Sheriff's Deed at closing with no liens or encumbrances.

Deposit and Closing: Successful bidder will be required to deposit 10% of the total contract price by cash or check with proper ID PAYABLE to M & M Title Company which will be your non-refundable deposit if you are the successful bidder. Close within 30 days of Court Confirmation.

Realtor Participation: Commission available to Ohio Licensee representing a successful bidder who closes on transaction. To collect a commission, Realtor's must: 1) Register your bidder no less than 48 hours prior to auction; 2) Accompany your client to the scheduled Inspection; 3) Accompany your client to the auction; 4) Guide buyer to closing.

Tim Lile, CAI - Auctioneer
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Ohio Real Estate Auctions, LLC

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